



# Flathead County

## Planning & Zoning

1035 1<sup>st</sup> Ave W, Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210

### **MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION**

*Submit this application, all required information, and appropriate fee (see current fee schedule)  
to the Planning & Zoning office at the address listed above.*

**FEE ATTACHED \$2,125.00**

**SUBDIVISION NAME:** Ridgeline Cabins

**OWNER(S) OF RECORD:**

Name: Ridgeline Cabins LLC Phone: 406-755-0236  
Mailing Address: 7135 Highway 93 S.  
City, State, Zip: Lakeside, MT, 59922  
Email: NA

**APPLICANT (IF DIFFERENT THAN ABOVE):**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, State, Zip Code: \_\_\_\_\_  
Email: \_\_\_\_\_

**TECHNICAL/PROFESSIONAL PARTICIPANTS:**

Name: APEC Inc. - Marc Liechti, Kim Larson Phone: 406-755-1333  
Mailing Address: 111 Legend Trail  
City, State, Zip: Kalispell, MT, 59901  
Email: marc@apex-mt.com, kim@apex-mt.com

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

**LEGAL DESCRIPTION OF PROPERTY:**

Street Address 370 Ridge Line Drive

City/State & Zip Lakeside, MT, 59922

Assessor's Tract No.(s) 0501938 Lot No.(s) 37-41

Section 19 Township 26 Range 20

RECEIVED

FEB 23 2015

FLATHEAD COUNTY  
PLANNING & ZONING OFFICE

**GENERAL DESCRIPTION/TYPE OF SUBDIVISION:**

The subdivision will convert 5 existing lots into a 15 lots intended for single family residential development

Number of Lots or Rental Spaces 15 Total Acreage in Subdivision 12.70

Total Acreage in Lots 8.39 acres - net w/o row Minimum Size of Lots or Spaces .46 ac. net

Total Acreage in Streets or Roads 2.25 row Maximum Size of Lots or Spaces .70 ac. net

Total Acreage in Parks, Open Spaces and/or Common Areas 2.06 acres - net w/o row

**PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:**

Single Family 15 Townhouse NA Mobile Home Park NA

Duplex NA Apartment NA Recreational Vehicle Park NA

Commercial NA Industrial NA Planned Unit Development NA

Condominium NA Multi-Family NA Other NA

**APPLICABLE ZONING DESIGNATION & DISTRICT:** NA - Lakeside Neighborhood plan

**IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS?** No

**ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS:** \_\_\_\_\_

**IMPROVEMENTS TO BE PROVIDED:**

**Roads:** \_\_\_\_\_ Gravel ☒ Paved \_\_\_\_\_ Curb \_\_\_\_\_ Gutter \_\_\_\_\_ Sidewalks \_\_\_\_\_ Alleys \_\_\_\_\_ Other \_\_\_\_\_

**\* Water System:** \_\_\_\_\_ Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User ☒ Public \_\_\_\_\_

**\* Sewer System:** \_\_\_\_\_ Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User ☒ Public \_\_\_\_\_

**Other Utilities:** \_\_\_\_\_ Cable TV ☒ Telephone ☒ Electric \_\_\_\_\_ Gas \_\_\_\_\_ Other \_\_\_\_\_

**Solid Waste:** \_\_\_\_\_ Home Pick Up \_\_\_\_\_ Central Storage ☒ Contract Hauler \_\_\_\_\_ Owner Haul \_\_\_\_\_

**Mail Delivery:** ☒ Central \_\_\_\_\_ Individual \_\_\_\_\_ School District: Somers

**Fire Protection:** \_\_\_\_\_ Hydrants ☒ Tanker Recharge \_\_\_\_\_ Fire District: NA

**Drainage System:** Roadside Swales, and water detention and control per state and local stds.

\* **Individual** (one user)

**Shared** (two user)

**Multiple user** (3-9 connections or less the 25 people served at least 60 days of the year)

**Public** (more than 10 connections or 25 or more people served at least 60 days of the year)

\* If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

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**PROPOSED EROSION/SEDIMENTATION CONTROL:** \_\_\_\_\_

See attached Environmental Assessment - Supplemental information

**VARIANCES: ARE ANY VARIANCES REQUESTED?** No \_\_\_\_\_ (yes/no)

(If yes, please complete the information on page 3)

**SECTION OF REGULATIONS CREATING HARDSHIP:** NA \_\_\_\_\_

**PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED**

**BELOW:** *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.

NA

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.

NA

3. The variance will not cause a substantial increase in public costs, now or in the future.

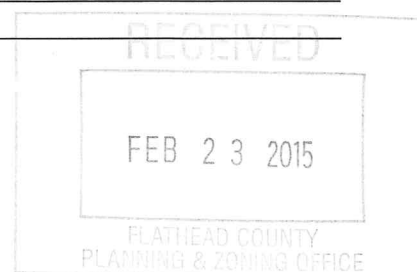
NA

4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.

NA

5. The variance is consistent with the surrounding community character of the area.

NA



**APPLICATION CONTENTS:**

1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application (*see attached form*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

*This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:*

**Flathead County Planning & Zoning Office 1035 First Avenue West  
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

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*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Owner(s) Signature (*all owners must sign*)

2-24-15  
Date